



Nascot Street, W12 £695,000 Share of Freehold

A beautifully presented upper maisonette (entrance at ground floor) which comes with planning permission to create a roof terrace at first floor level. This bright and spacious property has wonderful original features and provides a large reception room with a bay window, high ceilings and a fireplace along with a spacious kitchen/dining room. There are two double bedrooms with an abundance of storage, a family bathroom, separate WC and study area. Nascot Street is moments away from the exciting Westfield and Soho House, and the underground stations at White City & Wood Lane. The fabulous amenities of Notting Hill, Golborne Road, Portobello Road are also within easy reach.

2 Bedrooms | 1 Reception Room | 1 Bathroom

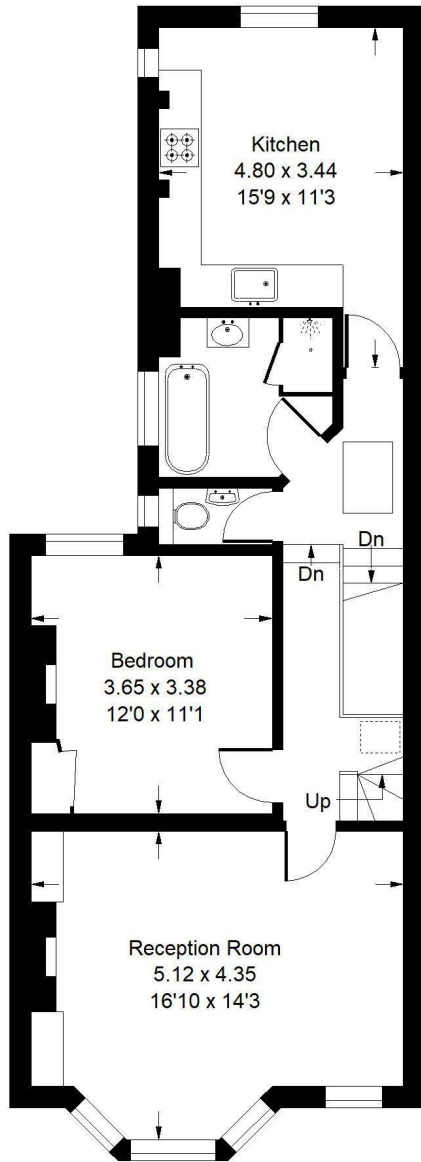
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Other offices Kensington - Notting Hill

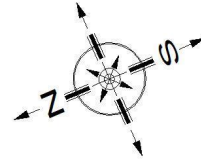
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Nascot Street, W12

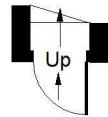
Approx. Gross Internal Area = 92.6 sq m / 997 sq ft
 Eaves Storage = 7.1 sq m / 76 sq ft
 Total = 99.7 sq m / 1073 sq ft
 (Excluding Void)



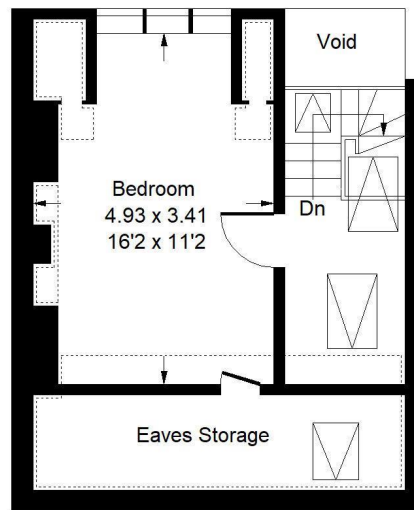
First Floor



 = Reduced headroom below 1.5 m / 5'0



Ground Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Energy Performance Certificate



Nascot Street, LONDON, W12 0HE

Dwelling type: Top-floor flat
Date of assessment: 26 February 2019
Date of certificate: 27 February 2019

Reference number: 0863-2836-7124-9021-8325
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

Use this document to:

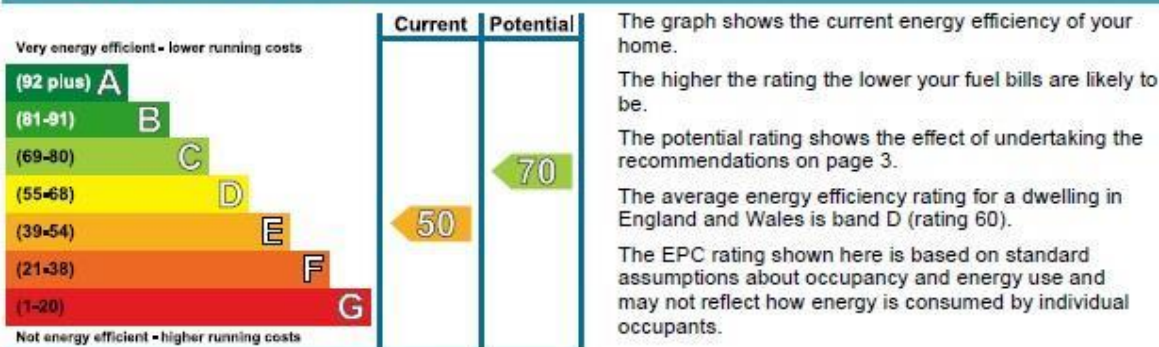
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,450
Over 3 years you could save	£ 1,404

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 213 over 3 years	
Heating	£ 2,799 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 321 over 3 years	£ 324 over 3 years	
Totals	£ 3,450	£ 2,046	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 765
2 Internal or external wall insulation	£4,000 - £14,000	£ 282
3 Draught proofing	£80 - £120	£ 21

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.